

Doc. # 5067
ADOPTED 6/30/88

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF ADAMS AUTOMATIC TRANSMISSION, INC.
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION PARCELS SE-119A AND SE-119B
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56**

WHEREAS, the Boston Redevelopment Authority (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, Adams Automatic Transmission, Inc. has expressed an interest in and/or submitted a satisfactory proposal for the development of Disposition Parcels SE-119A & B in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Adams Automatic Transmission, Inc. be and hereby is finally designated as Redeveloper of Parcels SE-119A & B in the South End Urban Renewal Area.
2. That it is hereby determined that Adams Automatic Transmission, Inc. possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan and the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Adams Automatic Transmission, Inc. for the development of Parcels SE-119A & B conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to the environment and further, that all practicable feasible means and measures have been taken to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcels SE-119A & B to Adams Automatic Transmission, Inc., said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redevelopers Statement for Public Disclosure" (Federal Form H-6004).



June 21, 1988

Mr. Stephen Coyle, P.H.
Director
Boston Redevelopment Authority
1 City Hall Square
Boston MA 02201

COPY

RE: LETTER OF COMMITMENT
421-443 HARRISON AVENUE
PARCEL SE-120

Dear Mr. Coyle:

Please be advised that Olympic International Bank & Trust Co., has entered into a commitment with John and Walter Adams to finance the rehabilitation and remodeling of the above-captioned parcel.

At this time, Olympic Bank will commit Five Hundred Fifty Thousand (\$550,000) Dollars.

Very truly yours,

OLYMPIC INTERNATIONAL BANK & TRUST COMPANY

William J. O'Brien

William J. O'Brien,
President & Chief Executive Officer

WJO'B/smf

cc: Mr. Ricardo Millet, Boston Redevelopment Authority

Mr. Robert McGillvary, Boston Redevelopment Authority

February 27, 1987

Mr. Stephen Coyle
Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

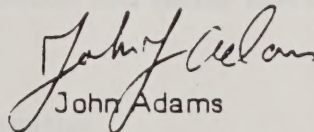
Re: Letter of Interest
421-443 Harrison Avenue
Parcel SE-120

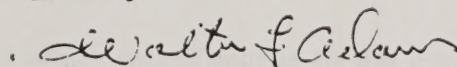
Dear Mr. Coyle,

This letter is intended as an expression of interest in the above referenced property, currently owned by the Boston Redevelopment Authority. Enclosed herein you will find a development proposal for the re-use of the property, including a statement of its proposed scope of services, financial statements and expression of support, and our schematic design. It is our belief that this proposal offers a number of advantages to the city of Boston. In addition to the obvious advantages of allowing us to provide better services to the public and alleviating a serious overcrowding situation in our current location, there is also the less visible advantage which would come from new employment and job skills training for South End youth. Such a program would be expedited through our long standing ties with the Hubert H. Humphrey Occupational Resource Center.

The company through which I make this proposal has been based in Boston for the past thirty seven years. Because of our success, it is now incumbent that we expand our operation, and it is our strong wish to continue that success within the confines of the city of Boston. If successful in this proposal, it is our intention to purchase the property from the BRA and have Adams Automatic Transmission, Inc. of Boston expand its operations to Harrison Avenue and lease the site from us. Our development proposal, we feel, is a very sound one. We very much look forward to the opportunity to work with your agency.

Sincerely,


John Adams


Walter Adams

c/o Adams Automatic Transmission
240 Old Colony Avenue
South Boston, MA 02127
268-6060

Background Information

Adams Automatic Transmission, Inc. is a family owned business which has been in continuous operation in Boston for thirty seven years. Our principal business is centered upon servicing the public as individuals, as well as operating under a number of contracts with public agencies, such as the Commonwealth of Massachusetts Motor Vehicle Management Bureau, the Boston School Committee, the City of Boston Department of Health and Hospitals and other city departments, such as Police, Public Facilities and Parks and Recreation.

In addition, a good portion of our work load comes from the American Automobile Association (AAA). Our involvement with AAA includes our twenty four hour service for stranded motorists whose automobiles are in need of towing or repair.

At present, we are handicapped by a severe shortage of space at our Old Colony Avenue location. Our selection as developers for 421-443 Harrison Avenue would not only bring additional economic expansion to the South End, but would also relieve a site of much congestion in South Boston.

Scope of Services

It is the proposal of Adams Automatic Transmission, Inc. to expand its badly overcrowded operation to the now vacant structure at 421-443 Harrison Avenue. This location would allow us to move a portion of our operation from our location on Old Colony Avenue and relieve a good deal of the congestion which currently plagues this site. In particular, the parking situation on Old Colony Avenue forces us to seek this remedy, and an expanded operation from two sites would give us sufficient space to conduct an orderly business while continuing to be a good neighbor. Through our architect, William Lamb of Charlestown, Massachusetts, and our General Contractor, Lee J. Kennedy Company, Inc., of Boston, we have prepared what we feel is a restoration and construction plan which is in harmony with the character of the existing neighborhood.

Perhaps most important to our company in assembling this proposal is the property's location. Because of the nature of our business - dealing with vehicles under public contract, assisting distressed individuals and their vehicles under our arrangement with AAA, and the need for our suppliers to reach us in a highly accessible area - 421-443 Harrison Avenue is an optimal site. With its proximity to the Southeast Expressway and accessibility to the downtown area, Parcel SE-120 would provide us the opportunity for better and faster service, along with improved security and parking facilities.

Public Benefits / Employment Opportunities

There are a number of benefits which would accrue to the city of Boston and to the immediate area. Most of these benefits center around increased employment opportunities and job training. At our South Boston facility, we employ sixteen people, half of whom come from the immediate surrounding neighborhood.

Employment Opportunities

- 1.) It is our estimate that at least sixteen new jobs would be created through the restoration of this building. As the hiring pattern at our current Old Colony Avenue location suggests, it is our expectation that at least half of the jobs created at 421-443 Harrison Avenue, would go to South End residents.
- 2.) Job Training

Mr. John Adams of Adams Automatic Transmission is a member of the Board of Advisors in the automotive section of the Hubert H. Humphrey Occupational Training Center. For a number of years, Mr. Adams has provided his expertise, time and use of the facilities in his business to provide on the job training for the public school students of Boston. Mr. Adams would, naturally, be prepared to continue and extend this training at a new Harrison Avenue site extending the process of teaching young people valuable skills and easing their transition into adults with marketable trade skills.

Means of Construction and Financing

Based upon the financial capabilities of John and Walter Adams and Adams Automatic Transmission, Inc., it is our desire to construct the project through the means of conventional financing, to be obtained from Olympic Bank. As a part of this proposal, enclosed is a letter of interest and support from that institution.

By utilizing conventional financing in times where capital is relatively easy to obtain, it is our feeling that construction can begin quickly. We would wish to set a goal of beginning construction within one hundred twenty days of the transmittal of title from the Boston Redevelopment Authority.

Summary

In closing, we feel that this proposal for the restoration of Parcel SE-120 is a well conceived plan, designed to complement and improve the surrounding community by several different standards. We have already presented the benefits to the community in the area of jobs and employment skills training. The restoration of this building and the resulting activity will have the effect of attracting additional businesses to the surrounding areas. It is the expectation of the developers that the property offers ample area so that on-street parking will never be required. In short, we feel that this proposal addresses all of the Boston Redevelopment Authority's requests and concerns and will, as portrayed in Mr. Lamb's designs, be a useful and attractive addition to the community. This proposal offers, however, the distinct advantage of the proven record of its principals in providing employment and on the job training to Boston residents, along with a commitment to expand those services.

Development Pro Forma

421-443 Harrison Avenue
Boston, Massachusetts
(Parcel SE-120)

Site Acquisition \$ 75,000

Development Costs \$ 355,310

.	Demolition	\$ 17,775
.	Site Work	48,500
.	Concrete	52,000
.	Masonry	12,500
.	Steel	2,100
.	Carpentry	3,725
.	Roof/Insulation	36,630
.	Doors and Windows	11,250
.	Finishes	24,000
.	Specialties	750
.	Furnishings	5,200
.	Equipment	32,000
.	Plumbing	9,100
.	HVAC	24,600
.	Electrical	24,600

Subtotal: \$ 304,730

.	General Conditions @ 6%	18,280
.	Overhead Profit @ 10%	32,300

Total: \$ 355,310

Related Costs \$ 62,500

.	Architectural/Engineering	12,500
.	Legal	5,000
.	Accounting	2,500
.	Construction Loan Interest and Points (\$500,000 @ 9% for 6 mos.; 1 1/2 pts.)	28,000
.	Real Estate Taxes	10,000
.	Insurance	2,500
.	Title	2,000

SUBTOTAL: \$ 492,810

.	3% Contingency	15,000
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TOTAL DEVELOPMENT: \$ 507,810

INTER-OFFICE COMMUNICATION

TO PATRICIA TWOHIG
FROM ROBERT MC GILVRAY
DATE JUNE 30, 1988
SUBJECT PROPERTY PROFILE SOUTH END PARCELS SE-119 A & B

Attached is the Property Profile for Parcels SE-119 A & B, the land and garage property located at 409-421 Harrison Avenue in the South End.

The property will be developed into an automatic transmission repair facility.

The estimated rehab cost is \$423,625.

cc: Millett

PROPERTY PROFILE

REUSE PARCEL: . SE-119 A & B
ADDRESS: 409-421 HARRISON AVENUE
TYPE OF CONSTRUCTION: 3
OWNER: BOSTON REDEVELOPMENT AUTHORITY
EXISTING OCCUPANCY: VACANT GARAGE
LEGAL OCCUPANCY: GARAGE BUILDING
PROPOSED OCCUPANCY: GARAGE FOR AUTO REPAIRS

ESTIMATED REHABILITATION COST: \$ 423,625.00

REHABILITATION SPECIALIST: ROBERT MC GILVRAY DATE: JUNE 29, 1988

THE NECESSARY REHABILITATION TO MEET THE SOUTH END RENEWAL PLAN
THE FOLLOWING WORK: CONSISTS OF

DEMOLITION	\$ 16,275
SITE WORK	33,495
CONCRETE	19,380
MASONRY	27,895
STEEL	2,776
CARPENTRY	14,174
ROOF/INSULATION	27,208
DOORS, WINDOWS	11,452
FURNISHINGS	5,200
EQUIPMENT	75,750
PLUMBING	30,780
HVAC	28,424
ELECTRIC	28,120
	\$ 320,929
Cont.	32,092
	\$ 353,021
O & P	70,604
TOTAL	\$ 423,625

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO A. MILLETT, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT, AND
ROBERT MCGILVRAY, CHIEF OF REHABILITATION

SUBJECT: SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56
FINAL DESIGNATION OF REDEVELOPER OF REUSE PARCELS
SE-119A AND SE-119B, LOCATED AT 409 TO 421 HARRISON
AVENUE.

SUMMARY: THIS MEMORANDUM REQUEST THAT THE AUTHORITY FINALLY
DESIGNATE THE ADAMS AUTOMATIC TRANSMISSION, INC. AS
REDEVELOPER OF REUSE PARCELS SE-119A AND SE-119B FOR
THE REDEVELOPMENT OF THE VACANT LAND AND BUILDING
AT 421 HARRISON AVENUE INTO A FACILITY FOR THEIR
TRANSMISSION REPAIR BUSINESS, AND TO PROVIDE OFF-STREET
PARKING FOR VEHICLES BEING REPAIRED.

On June 4, 1987, Adams Automatic Transmissions, Inc. of Boston was tentatively designated to develop a vacant, deteriorating garage building at 421 Harrison Avenue, into a facility for the repair of automatic transmissions.

In addition, the Authority voted to grant permission for early entry to the property, to remove dangerous stone masonry construction facing on the public way, and to stabilize the structure.

Adams Transmissions, Inc. has complied with the terms of the Early Entry License, and has removed the hazardous condition.

Final working drawings have been submitted by the developer and have been approved by the staff. The property is located in an M-2 zone and is outside the South End Landmarks Commission boundary and the National Register Boundary.

Rehab and development costs have been submitted, as well as a financial plan, and these have been reviewed and approved by the staff. The Gold Key Disposal Company currently occupies a small portion of the site, and will be allowed to remain temporarily, while the rehab of the garage building takes place.

It is therefore recommended that Adams Automatic Transmissions, Inc. of Boston be finally designated as Redeveloper of Parcels SE-119A and SE-119B, containing approximately 15,734 and 5,703 square feet respectively, located at 409 to 421 Harrison Avenue in the South End Urban Renewal Area.

An appropriate resolution is attached.